

## **CAPITAL IMPROVEMENT PLAN COMMITTEE (CIPC)**

Minutes for May 14, 2008

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**Present:** CIP Members: Vice Chairman David Weaver, Todd Mitchell, Dawn Hayes, Mary Ellen Fitzgerald, Dale Beland, and Commission Liaison Joe Skinner. Staff: Grants and Projects Administrator Larry Watson, County Administrator Earl Mathers (portion), Sheriff Cashell and Glenda Howze.

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The meeting was called to order at 7:05 AM in the Courthouse Community Room.

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**Public Comment:** There was no public comment on matters not on the agenda.

**Approval of Minutes (April 9, 2008):** Mr. Beland asked that the minutes be changed from “expressed concern about” in the first sentence of the Approval of Minutes section to “questioned.” Ms. Fitzgerald made a motion to approve the minutes as amended. Mr. Beland seconded the motion. All voted aye. Motion carried unanimously.

**Discussion and Decision on Comment to County Commission on L&J Master Plan as Presented on 4/30/08:** Mr. Weaver asked if the Master Plan has been put into a document other than the power point yet. Mr. Watson stated that it has not. The actual document will be presented down the road. Mr. Watson explained that Carter Goble Lee (CGL) is coming in to revisit the needs assessment, review the Dowling work and provide an update. Mr. Weaver stated that this update would go a long way in helping him reach a comfort level with the location and master planning process. He noted, however, that he feels there are still a lot of things that aren’t being addressed. Commissioner Skinner asked him to expound on those feelings. Mr. Weaver stated that the projected useful life of this site is 2045 under the current master plan work. At best the jail won’t be built until 2010 and then the other facilities will follow. The useful life of the site is shrinking all the time. He also stated that he feels the co-location is jeopardized with the limited space over a period of time. Mr. Watson stated that CGL’s work should be done by the end of June. Their next on-site work is scheduled for June 4-5. Mr. Weaver stated that he has always been a strong advocate for co-location of the City and County. He is concerned about the “carving out” of 5 acres for the City of Bozeman, however, and that the County may well need those 5 acres in the future. Mr. Watson stated that only one or two people are “tied” to the 5 acres amount. CGL is not tied to this either and they will revisit this aspect in the future. Mr. Weaver stated that if this property is allocated, designated, or transferred to the City, then it isn’t available for the County in the future.

Mr. Watson stated that some of the shortcomings of the master plan is that it doesn’t reach out beyond the site to the impact on the neighboring areas, traffic impact on area streets, etc. He also stated that he is happy to hear the CIPC’s concerns and pass them on the consultants. Ms. Howze clarified that the Commission is interested in hearing the committee’s comments on the plan, but is not looking for a recommendation on it.

Mr. Weaver asked if the police and sheriff are not really located [residing] in the same building but at the same site is this still considered co-location? The Sheriff stated that it doesn't make sense to locate the city courts, police, etc. in one building and the county courts and Sheriff in another. There is substantial evidence that they should be in one place, costs go up if they are in separate locations because this requires duplication of positions such as window assistance and records clerks. It also creates a problem in having to figure out how to split up the records function. Commissioner Skinner stated that these same things would be issues regardless of location of the campus, however. Mr. Mathers stated that the City has approval to hire more police officers and they don't currently have the money to build a new building. An offer to expand the concept of the jail to include the City Police and the Sheriff in the same facility, but this idea was shot down. Mr. Weaver asked if the master plan that is being proposed for the site is being driven by the fact that the City wants to move and have a new building now or because the architects think it works best this way. Mr. Mathers stated that this is being driven by the City's insistence to move forward sooner than the County may be able to do so. Mr. Watson stated that the thought process is not complex. It is a matter of placing shoe boxes on the site and accommodating traffic flow, there is no real thought on the internal functioning of the buildings or their flow with each other, etc.

Mr. Weaver noted that his other concerns are regarding access and noise mitigation for the courts. Commissioner Skinner stated that the County needs to have its owner's rep on board before engaging the judges regarding the noise mitigation. Ms. Hayes reported that she was traveling on 19<sup>th</sup> the other day and was stuck in a long line of traffic. A fire truck needed to leave the station on 19<sup>th</sup> for an emergency call and they were unable to do so for over 3 minutes. Mr. Weaver mentioned the letter from Montana Department of Transportation (MDT) regarding their plans on 19<sup>th</sup>. Sheriff Cashell stated that their plan is to put in a concrete median down the middle of the street, a possible "fire" light at Dickerson that can be activated when emergency personnel need to leave the site, and possibly an access onto Koch. Koch is not an arterial and the vehicles will still need to go to the stop light at Koch and 19<sup>th</sup> primarily, which will also cause additional congestion. He also noted that Jeff Sandholm, Dowling Sandholm Architects, is working with MDT on these plans.

Mr. Weaver asked if we are putting this facility on the site with the most useful life. Commissioner Skinner asked what defines "useful life?" Mr. Weaver also asked if this is a self-defeating process for co-location purposes and the City may end up leaving anyway? Ms. Hayes also asked if the City went elsewhere if the site plan would change significantly? Commissioner Skinner stated that it may, it would provide more room for the County in the future anyway. Mr. Weaver asked how there was now the potential for two jail expansions at this site when there was only one available before. Commissioner Skinner explained that the committee didn't have all of the information before. The Commission has paid more money not to get more detailed and accurate information. Mr. Weaver stated that if co-location is the goal then perhaps this site isn't necessarily feasible for the future with this type of investment. In 2045 if the campus has to disband and departments end up leaving, then we no longer have the positives for this site. Commissioner Skinner suggested that perhaps Mr. Weaver should serve on the staging committee.

Mr. Mitchell inquired about the meeting with the City scheduled for the County Commissioners on Friday. Commissioner Skinner explained that this is just a quarterly meeting. Mr. Weaver and Mr. Mitchell both stated that at some point we need to have a commitment from the City regarding the locating of their facilities. Mr. Watson explained that the City is waiting to see what happens with the jail vote before making any other moves. He also stated that the City has 9 months of design work before they can move forward with their own facility. Having their own facility will also mean

a duplication of security plans, which is not cost effective. Mr. Weaver stated that the CIPC would also like to provide additional comments in the future when CGL has completed their update and provides a report. Commissioner Skinner stated that the Commission always welcomes the CIPC's comments, but they are moving forward with this plan in the mean time. He also stated that the Commission has a meeting with MDT on the 22<sup>nd</sup> and they will bring up the plans for 19<sup>th</sup> at the same time. Sheriff Cashell clarified that their plans at this time are for 4 traffic lanes, a bike lane on one side, and a concrete median the whole length with breaks at intersecting streets.

### **Project Updates:**

West Yellowstone Composting Facility : The Commission will “receive” the 3.471 million dollars for retirement of the debt on this facility on May 13<sup>th</sup>. They are also working on a building to cover composting and a transfer station upgrade.

West Yellowstone, Town of: TSEP funds have been allocated for a downtown revitalization project. They are also working on some solutions for homes around the lake for the failing wastewater system.

Three Forks: Working on finishing the trail project on/around the golf course with a bridge crossing over the Madison River. Fish Wildlife and Parks will fix the fishing access once the bridge is done. This project is being done with TSEP funds.

TSEP Fund Allocation: The County will receive a 10% increase in TSEP funds this year. The money will go to West Yellowstone and Manhattan for their downtown improvements.

Belgrade Senior Center: Larry has submitted a planning grant application for the Belgrade Senior Center. There is concern that the I90 Interchange project will negatively impact this facility when the bypass road is put in place.

Courthouse Annex: 80% complete, substantial completion estimated for June 16<sup>th</sup>. They have extended the lease on the Planalp building for one month to allow the department to begin moving right after the 4<sup>th</sup> of July.

Road & Bridge Complex: This project is on schedule with an anticipated “substantially complete” date of the 2<sup>nd</sup> week of July. The project has already recognized savings in the amount of \$85,000 by getting started before winter rather than waiting until after.

Rae Water and Sewer District: They are working on using CDBG funds for a water system improvement project.

911/Fire Station: The bid package is on Mr. Watson's desk and ready to go. Mr. Mathers explained that there is potential litigation on this matter. Mr. Williams has sued us but has not tried to do a cease and desist yet. We are moving full speed ahead to keep things on track, despite the potential for litigation. Commissioner Skinner stated that we expect to receive a stay as soon as we put a shovel in the ground. Mr. Watson stated that the contracts are ready when we receive a notice to proceed. Mr. Mathers stated that he (Mr. Williams) wants the County/City to buy land from him that is a comparable piece of property (the land previously designated for the YMCA). This is a poor

alternative because the Regional Park would not see any benefit from the sale of the land and not necessarily the best location for the facility either.

Landfill Shop: The PER has been reviewed for the new admin/shop building. Larry is preparing the bid documents.

L&J Roofing/Flooring Project: The roofing crew was on site on April 8<sup>th</sup> – they need 3 dry days to finish the roof. Larry is working on a bid for repairs to the dome portion of the Detention Center. Hopefully the roofing contractor will be able to move from the L&J to the Detention Center rather than re-mobilizing at a later time, if they can get the materials. The flooring project is half-way through. All of the entrances except the south stairwell are complete along with the lower and upper mezzanines and the Sheriff's Office. The next phases are the records division and the Clerk of District Court's area. Hopefully it will all be done by the 3<sup>rd</sup> week of June. The last piece will be the south stairwell and outside of the jury rooms, once the roof above that area is fixed.

I90 Interchange: Commission Skinner reported that MDT is more on board now than ever before, so the project is progressing. Mr. Watson noted that they are finishing the rewrite of the Environmental Assessment (EA), which excludes all outside roads. We also have to do a re-write of the MOU to include the changes. There will be a public hearing process on the EA and then initiate the preliminary engineering process.

**OTHER:**

Mr. Beland inquired about the excess county land, in particular the gravel pit that the CIPC discussed previously. Perhaps we should review an inventory of county owned parcels to assist with the shortage of money the County is experiencing at this time. They asked Mr. Mathers to provide a report on parcels owned at one of the June meetings.

**The next meeting is scheduled for April 23<sup>rd</sup>.**

Meeting adjourned at 8:10AM.

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Respectfully Submitted,

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Glenda Howze, Staff

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David Smith, Chair